



City of Seattle  
Gregory J. Nickels, Mayor  
Department of Planning and Development  
D. M. Sugimura, Director

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**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2304400  
**Applicant Name:** Mark Travers  
**Address of Proposal:** 5323 37<sup>TH</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to divide one parcel into two parcels of land. Proposed parcel sizes are:  
A) 4,886 square feet and B) 4,201 square feet.

The following approval is required:

**Short Subdivision** - to divide one parcel into two parcels of land.  
(SMC Chapter 23.24)

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading, or demolition, or  
another agency with jurisdiction.

**BACKGROUND DATA**

Site Description

The 9,087 square foot site is located in a Single Family (SF 5000) zone on the corner of South Brandon Street and Renton Avenue South. The site is approximately 1 block east of M. L. King Jr. Way South. Vehicle access to the site is via Renton Avenue south.

Area Development

Zoning in the immediate vicinity is Residential, Single Family (SF5000).

Proposal Description

The applicant proposes to subdivide the subject parcel into 2 lots. Proposed parcel sizes are: A) 4,886 square feet and B) 4,201 square feet.

Public Comments

Five comment letters were received during the official public comment period which ended December 17, 2003. Several comments noted that the proposed property is an attractive 1940 Italianate vernacular home built in 1940. The commentators noted that the building and the grounds were a special neighborhood attribute and short platting the property would be contrary

to the public interest. One letter said a house on the small lot would be an eyesore for the neighborhood. Another letter pointed out that large old trees are on the lot and losing them would degrade the neighborhood as well. One letter pointed out that the current rights of way can not support the density created by the proliferation of small lots and subsequent development, drainage and infrastructure are inadequate. This same letter points out that this small lot sets a bad precedence for the neighborhood and the writer feels this proposal is not in the public interest.

### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.54.010;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Based on information provided by the applicant, referral comments from the Land Use Plans Examiner, the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property is zoned Single family 5000 (SF 5000). As such, future development of individual lots must comply with the development and use requirements of SMC Chapter 23.44. The proposed parcels provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards. The proposal uses the 75/80 rule as described in SMC 23.44.010B1b to determine the minimum size of lot allowable.
2. The proposed parcels will have vehicular access to South Brandon Street, Renton Avenue South or the alley. The Seattle Fire Department has no objection to the proposed short plat. Seattle City Light reviewed the proposal and does not require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. However an 8-inch public sanitary sewer (PSS) in S Brandon Street is available for sanitary discharge from new construction on either proposed parcel.

Proposed Parcel B will need an easement from proposed Parcel A to reach the PSS. A 12-inch public storm drain (PSD) in Renton Avenue S is available for storm water discharge from new construction on either proposed parcel. Availability of service is assured subject to standard conditions of utility extension. The Short Plat application has been reviewed by Seattle Public Utilities and a Water Availability Certificate 2003-1251 was issued November 19, 2003.

4. The subdivision of this residential site into two lots will not be out of character with the development pattern, lot sizes, or streetscape pattern in the vicinity and will provide additional lots for development. The public uses and interests are served by permitting the proposed subdivision of land. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis.
5. This site is not in an environmentally critical area as defined in SMC 25.09.240.
6. The project is designed to maximize the retention of existing trees.
7. This Short subdivision is not a unit subdivision. Thus, this section is not applicable to this short plat proposal.

#### **DECISION - SHORT SUBDIVISION**

The proposed short plat is **CONDITIONALLY GRANTED**.

#### **CONDITIONS - SHORT SUBDIVISION**

##### *Conditions of Approval Prior to Recording*

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.
2. Submit the recording forms for approval.
3. Please respond to correction notice #1 dated March 18, 2004.
4. Provide an easement from proposed Parcel A to proposed Parcel B for access to the PSS in S Brandon Street from proposed Parcel B.

Signature: (signature on file) Date: March 25, 2004  
Holly J. Godard, Land Use Planner  
Department of Planning and Development